



REZONING

December 15, 2005

FILE: RZ 05-12-04

R-1 to R-2 (RCO)

| Property Information | |
|----------------------------|--|
| Tax ID | Tax Map 068 Parcel 026B and portion of Tax Map 068 Parcel 026A |
| Location/address | Columbia Road (1,652 feet west of the intersection of Old Belair Road) |
| Parcel Size | 47.18 acres |
| Current Zoning | R-1 (Single-Family Residential) |
| Existing Land Use | Undeveloped |
| Future Land Use | Medium Density Residential |
| Request | R-2 (Single-Family Residential) With a Residential Cluster Overlay (RCO) |
| Commission District | District 3 (Ford) |
| Recommendation | Approve |

Summary and Recommendation

BSR Investments requests the rezoning of a 47.18 acre tract from R-1, (Single-Family Residential), to R-2, (Single-Family Residential), with a Residential Cluster Overlay, (RCO). The property is bounded primarily by R-1 zoning, but there is some PUD and higher density development in the immediate area. The subject parcel is in an area that has experienced development pressure. Staff anticipates that there will be a number of requests forthcoming to increase the density of a number of nearby properties that are currently zoned R-1 single family requiring 30,000 to 40,000 square foot lots, depending upon the availability of sewer service. If sanitary sewer service is available, staff would suggest a higher density of development is appropriate to make the cost of this service more feasible. In essence, staff believes that there is merit to increasing the density levels to ones that are more consistent with medium density residential use.

If the subject property were allowed to develop at an R-2 density, the site could yield 137 lots. However, the applicant seeks the RCO designation due to the presence of wetlands, ponds and floodplain. 11.1 acres of the overall 47.18 acres, (or 23.5%), are encumbered with wetlands and floodplain and are therefore unusable for development. The RCO, as proposed, would consist of 115 lots, with typical lots being 10,000 square feet at a width of 60 feet or more. The average lot size is 10,712 square feet, with a minimum lot size of 7,634 square feet.

The 2000 Columbia County Growth Management Plan (GMP) designates the property for medium density residential use. The GMP also designates the surrounding property as medium density residential to the west, and low density residential to the north, south and east.



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Staff recommends approval of the request.

Interdepartmental Review

Water and Sewer: County water is available on a ten inch line located on Columbia Road. County sewer is available on a ten inch line located on adjacent property. The property owner is responsible for all costs, including acquisition of any required easements.

Construction and Maintenance: Access to State Route 232, (Columbia Road) must be approved by the Georgia Department of Transportation.

Health Department: Must contact Health Department if not on County sewer.

Stormwater Management Division: Easements will be required over storm lines and swales as the property develops.

Sheriff: There have been accidents in the area in the past 12 months. Development in this area will increase already heavy vehicular traffic. Additional patrols will be needed to monitor traffic flow, safety conditions and crime prevention. A deceleration traffic lane is recommended if the entrance/exit is located off Columbia Road.

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required. Portions of the property lie within the 100-year flood plain. All "A" zone property must be studied by an appropriate methodology to determine a base flood elevation. No lot created can have greater than fifty percent of its area in the flood plain. Existing ponds cannot be used for sediment storage. Sediment basins will be required. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, the applicant must have approval from the Georgia Environmental Protection Division. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles. All proposed improvements must conform to current county standards. A site plan must be approved by the County Engineer.

Greenspace: The property is located in a targeted area for greenspace. There are no green space program lands in the area. Columbia County green space program would be interested in communicating with the applicant to explore the possibility of the unusable building land being deeded to Columbia County for its green space program. This property could be incorporated into a future trail system.



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Criteria for Evaluation of Rezoning Request

| Criteria Points | Comment |
|---|--|
| Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property. | The request is consistent with the pattern of adjacent residential zoning. |
| Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. | The request would not adversely affect the use of nearby properties. |
| Whether the zoning proposal is compatible with the purpose and intent of the GMP. | The request is consistent with future land use policy of medium density residential. |
| Whether there are substantial reasons why the property cannot or should not be used as currently zoned. | The property could be used as it is currently zoned. |
| Whether the proposal could cause excessive or burdensome use of public facilities or services. | The request would not cause excessive burdens on the existing infrastructure. |
| Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties. | The Growth Management Plan supports the request. |
| Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property. | This request meets this balance test. |